

Memo - 96

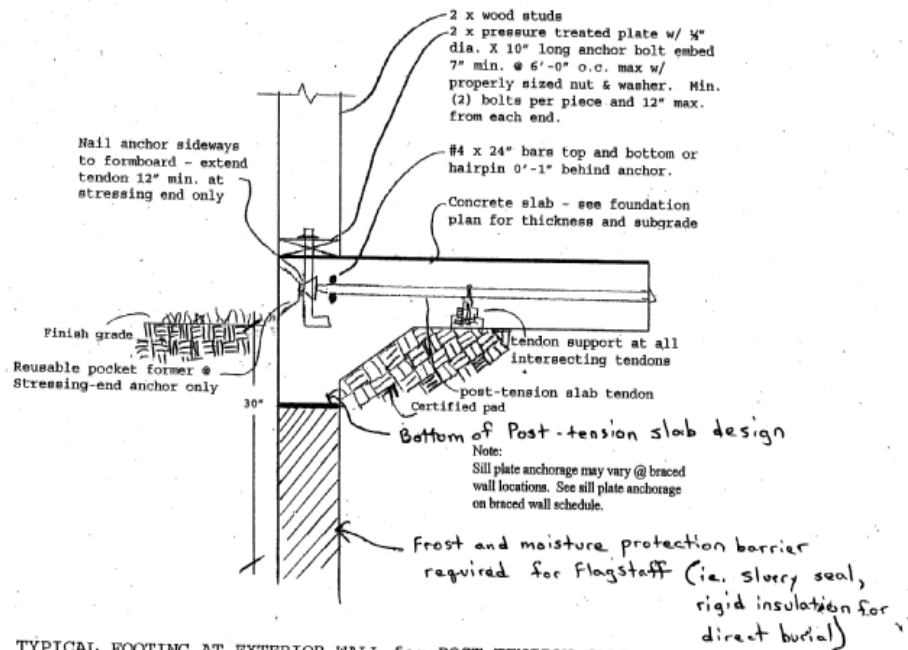
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To: Owners, Contractors, Agents and Developers
From: Project Review Section Manager (Edwin Larsen, 7240)
CC: Jim Cronk (Development Services Director)
Plans Examiners (Bill Jensen, Servando Prado, Nanc Shibley and Wes Hovan)
Front Counter (Soraya Renner and Kari Hubatch)
Date: January 26, 2007
Re: **2003 IRC/IBC Corrections, COF Ordinance 2006-35**

City Council approved City of Flagstaff Ordinance 2006-35 on 2 January 2007. This ordinance amended City Code Section 4-01-001-0005 of the 2003 IBC and IRC covering five sections and/or tables. **These corrections take affect for any plans submitted on or after Friday, 2 February 2007.**

1. Amending Chapter 1, 2003 International Residential Code Construction Documents: Section R106 by adding a new subparagraph: "R106.6 Deferred Submittals. Construction documents shall be complete at time of application. Deferred submittals of structural components shall not be allowed for one and two family dwellings and townhouse projects submitted for review under the 2003 International Residential Code requirements for structural elements."
2. Amend Chapter 2, 2003 International Building Code, Definitions, Section 202, by adding a definition for Condominiums: "Condominiums are a collection of individually owned parcels or individual units within a common structure, combined with a joint ownership of commonly used property (sidewalks, hallways, stairs, etc.). The condominium is defined as the ownership of air-space with no ground attached. Condominiums are classified as a R-2 occupancy and shall be reviewed under the 2003 International Building Code for regulatory compliance."
3. Amend Chapter 3, 2003 International Residential Code, Building Planning, Table R301.2(1) "Climatic and Geographic Design Criteria" by deleting the words "Ground Snow Load" and replacing with "Roof Snow Load."
4. Amend Chapter 3, 2003 International Residential Code, Building Planning, Table R301.2(1) "Climatic and Geographic Design Criteria" by adding: Maximum Rain Event for a 24-hour period is 4 inches.

5. Amend Chapter 4, 2003 International Residential Code, "Footing", Section R403.3 "Frost protection shallow foundations" by deleting this section in its entirety and by adding a new section R403.3. "Post tension slab design" For post tension slab solutions, the design shall include a 30 inch vertical frost depth and moisture protection barrier. Options may include: slurry seal or rigid insulation." [Table R403.3].



TYPICAL FOOTING AT EXTERIOR WALL for POST TENSION SLAB
IRC 403.3 frost protection of post tension slabs

Post Tension Slab Design
Table 403.3